

**From:** [Cadi@snha.net](mailto:Cadi@snha.net) <[Cadi@snha.net](mailto:Cadi@snha.net)>  
**Sent:** Friday, June 28, 2019 12:34 PM  
**To:** Hakone Homeowners  
**Subject:** Hakone Update - Sliding doors and windows

## Hakone House Condominium

June 28, 2019

Dear fellow Hakone owner,

I am writing to bring you up to date on an issue that you may or may not have heard about at this point in time. (<http://snha.net/regimes-and-buildings/hakone/> link to information on SNHA website) For many years we have been considering replacing the windows and sliding glass doors in our building, which are all original. We haven't moved forward with the project because although the windows and doors are about 40 years old there have been no major issues with any of them.

Last fall, Smugglers maintenance found water on the floor around the slider in H15 and further investigation uncovered significant damage to the wall around the slider and in each of the units in that "stack", H 15, H19 and H23., all studio homes. Repairs were extensive and included replacing not just the slider in each unit but sheet rock, insulation, and trim etc. Exterior work to replace siding was not completed because winter was approaching and the homes were rented.

We immediately examined the other units in the building and found damage around many. Since the doors and windows are original it does makes sense to replace them just from an energy standpoint and certainly to be proactive and swap out the doors and windows before there is additional damage to the surrounding area in the units.

This project is huge with 33 more doors, 12 large windows and 16 small windows in the remaining 21 units. Also, we would very much like to be sensitive to the issue of lost rental and still maximize the efficiency of the construction project. Joe Ingram is heading up the research and is getting project quotes and investigating potential schedules. We may even find that it is possible to work with more than one contractor on this project. It does not appear that there is any significant advantage to ordering the doors and windows in any quantity other than as needed, but we will want to be ahead of the lead time with the ordering.

The actual inside work, including the cost of the doors and windows themselves will be the responsibility of the unit owners. Any outside work, such as replacing siding and trim on the outside of the building will be a regime expense and charged back to homes based on the undivided % of common interest in ownership as designated in the Hakone Declaration as used with all common assessments.

We would like to have the contractor perform the maximum amount of work during the down times, working as efficiently as possible but not taking on more units than can be completed during the available time. It is likely that we will continue to do a "stack" at a time until we have completed the building. It may be best to do one side of the building, the garden side appears to have more damage,

and go back to complete the slider in the second bedroom of the two-bedroom units at a later time. This is likely the plan for all of the windows as well, as there appears to be no damage around any of the windows at this time.

I was part of an inspection in May, where we entered each and every unit and noted the exiting conditions. The wall in the H 1 living room around the slider was under repair and I observed water actually dripping from the header over the slider in H 5 while I was there. Water damage was visible in H 9 as well, making the 1,5,9 stack our next priority.

We will keep you informed as plans are being made and cost estimates become available. Please share any concerns you have with us and do keep a watchful eye on the condition of your unit when you are in the village, and feel free to share your observations with us by email to [joe@snha.net](mailto:joe@snha.net)

Florrie Paige – Director for Hakone